Date: October 1, 2026

To,
BSE Limited
Department of Corporate Services,
P. J. Towers, Dalal Street,
Mumbai -400001.

Scrip Code: 976886

Subject: Intimation under Regulation 51(1) and (2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") read with Part B of Schedule III regarding Credit Rating and Regulation 55 of SEBI Listing Regulations of Ekamaya Properties Private Limited ('the Company').

Dear Sir/Madam,

Pursuant to the provisions of Regulation 51 (1) and (2) read with Part B of Schedule III and Regulation 55 of the SEBI Listing Regulations, we hereby inform you that Care Ratings Limited has upgraded the credit rating from 'CARE BBB+; Stable' to 'CARE A-; Stable' issued by it for the Company's Non-Convertible Debentures.

Accordingly, the Credit Rating Letter issued by the agency is enclosed herewith for your records. The said intimation shall also be available on website of the company at https://ekamayaproperties.com/.

This is for your information and records.

Thanking you,

Yours faithfully,
For Ekamaya Properties Private Limited

Anusha Chandrashekhar
Digitally signed by Anusha Chandrashekhar
Date: 2026.10.01 16:54:04 +05'30'

Anusha Chandrashekhar
Company Secretary and Compliance Officer
Membership No.: A27478
Address: Birla Aurora, Level 8,
Dr. Annie Besant Road,
Worli, Mumbai – 400030

Enclosed: As Above

No. CARE/PRO/RL/2026-27/1198

Shri Keyur Shah
Chief Finance Officer
Ekamaya Properties Private Limited
Hindalco Industries, Ground Floor, Thane-Belapur Road, Jai Bhawani Hotel, Kalwa (East), Thane

Thane
Maharashtra 400605

September 30, 2026

Confidential

Dear Sir,

Credit rating for Non-Convertible Debenture issue

On the basis of recent developments including operational and financial performance of your Company for FY26 (Audited), our Rating Committee has reviewed the following ratings:

Sr. No.	Instrument	Amount (₹ crore)	Rating[1]	Rating Action
1.	Non Convertible Debentures	272.00	CARE A-; Stable	Upgraded from CARE BBB+; Stable

2. The NCDs are repayable by July 23, 2045 with bullet repayment of Rs. 272 crore..

3. The rating report for the rating will be communicated to you separately. A write-up (press release) on the above rating is proposed to be issued to the press shortly, a draft of which is enclosed for your perusal as **Annexure 2**. We request you to peruse the annexed document and offer your comments if any. We are doing this as a matter of courtesy to our clients and with a view to ensure that no factual inaccuracies have inadvertently crept in. Kindly revert as early as possible. In any case, if we do not hear from you by October 05, 2026, we will proceed on the basis that you have no any comments to offer.

4. CARE Ratings Ltd. reserves the right to undertake a surveillance/review of the rating from time to time, based on circumstances warranting such review, subject to at least one such review/surveillance every year.

[1]Complete definitions of the ratings assigned are available at www.careratings.com and in other CARE Ratings Ltd.'s publications.

5. CARE Ratings Ltd. reserves the right to revise/reaffirm/withdraw the rating assigned as also revise the outlook, as a result of periodic review/surveillance, based on any event or information which in the opinion of CARE Ratings Ltd. warrants such an action. In the event of failure on the part of the entity to furnish such information, material or clarifications as may be required by CARE Ratings Ltd. so as to enable it to carry out continuous monitoring of the rating of the bank facilities, CARE Ratings Ltd. shall carry out the review on the basis of best available information throughout the life time of such bank facilities. In such cases the credit rating symbol shall be accompanied by "ISSUER NOT COOPERATING". CARE Ratings Ltd. shall also be entitled to publicize/disseminate all the afore-mentioned rating actions in any manner considered appropriate by it, without reference to you.

6. Our ratings do not factor in any rating related trigger clauses as per the terms of the facility/instrument, which may involve acceleration of payments in case of rating downgrades. However, if any such clauses are introduced and if triggered, the ratings may see volatility and sharp downgrades.

7. Users of this rating may kindly refer our website www.careratings.com for latest update on the outstanding rating.

8. CARE Ratings Ltd. ratings are not recommendations to buy, sell, or hold any securities.

If you need any clarification, you are welcome to approach us in this regard.

Thanking you,

Yours faithfully,

Palak Porwal
Analyst
palak.porwal@careedge.in

Sonal Bhageria
Associate Director
sonal.bhageria@careedge.in

Encl.: As above

Disclaimer

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